

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: PP #01019
Edenton North 6th Addition

DATE: February 6, 2002

PROPOSAL: To create 184 single and two family lots.

WAIVER REQUESTS: block length
pedestrian way easements
the requirements that lot lines be perpendicular to the street
exact location of the pedestrian way easement until the time of construction

LAND AREA: 48.19 acres, more or less

CONCLUSION: This plat generally conforms to the Comprehensive Plan and the Subdivision Ordinance.

The northern lots abut Antelope Creek. This natural barrier makes a waiver of block length appropriate.

The location of the pedestrian way easement must be determined at the time of final plats. The proposed waiver is otherwise acceptable.

The side lot lines are roughly radial around the cul-de-sac streets and the request to allow side lot lines which are not perpendicular is acceptable.

Providing a pedestrian way easement in Block 4 will enhance pedestrian circulation and is required by §26.23.125 L.M.C. The waiver request should be denied.

<u>RECOMMENDATION:</u>	Conditional Approval
Waiver to determine pedestrian way easement later:	Approval
Waiver of block length:	Approval
Waiver of pedestrian way easement in Block 4	Denial
Waiver to permit side lot lines which are not perpendicular to the street:	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot D, Edenton North 3rd Addition and Lot 109 I.T., located in Section 10, T10N, R7E of the 6th P.M., Lancaster County, Nebraska

LOCATION: S. 75th Street & Glynoaks Drive

APPLICANT: Lincoln Federal Bancorp, Inc.
1101 "N" Street
Lincoln, NE 68508
(402) 474-1400

OWNER: same

CONTACT: Bob Dean
Engineering Design Consultants
630 N. Cotner Blvd, Suite 105
Lincoln, NE 68505
(402) 464-4011

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North: R-3 Antelope Creek and The Preserve CUP
South: R-3 residential
East: R-3 Antelope Creek and vacant
West: R-3 residential

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan designates this area as Urban Residential.

! Enhance rural and urban neighborhoods through the preservation of their natural environment.

! Increase home ownership opportunities for households of different sizes and income levels. Supplemental statement: Encourage the development of new subdivisions in all areas to increase the supply of buildable lots.

! Provide opportunities for the development of multi-racial and multi-income neighborhoods throughout the community. (p 44)

HISTORY:

Date when preliminary plat was submitted: 11/14/01
Date when Planning Director's letter was sent: 12/14/01
Date when revised preliminary plat was submitted: 1/11/02

UTILITIES: Available

TOPOGRAPHY: Sloping down to the northeast into Antelope Creek

TRAFFIC ANALYSIS: Glynoaks Drive is designed as a collector. All other streets are local.

PUBLIC SERVICE: City of Lincoln Fire and Police

ENVIRONMENTAL CONCERNS: Storm water runoff into Antelope Creek

ANALYSIS:

1. The water main in Glynoaks Drive must be 12" in size.
2. The grading and drainage will require a number of revisions, all outlined in the January 17, 2002 memo from Dennis Bartels.
3. The Lower Platte South Natural Resources District requires a Written Notice of Intent and Stormwater Prevention Plan for review and approval prior to issuance of a building permit. The proposed plat does not include any buildable lots within the Antelope Creek flood plain.
4. Parks & Recreation would consider acquiring Lot 41 Block 6 in exchange for another area in order to provide park frontage on S. 80th Street. They also ask that the extreme SE portion of Outlot D be donated.
5. The request to waive block length requirements is appropriate because Antelope Creek forms a barrier along the north side of the block.
6. Ideally, Addison Court would connect to Landsberry Lane. The developer rejected this proposal because it "would compromise the design of this plat by removing 4 lots and by eliminating the division between the one and two family lots." The block length does not exceed requirements; however, the Subdivision Ordinance does require a pedestrian way easement where a block exceeds 1000 feet. In this case, an easement would improve pedestrian circulation and provide more options for those walking to the school, the open space in Block 9, or the bicycle trail.

CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on

the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)

1.1 Revise the preliminary plat to show:

1.1.1 Revise the grading and drainage plan to the satisfaction of Public Works & Utilities and Parks & Recreation.

1.1.2 Provide two street trees where lots have 100 feet or more of frontage.

1.1.3 Sign the surveyor's certificate.

1.1.4 Remove setback lines. They are not required and obfuscate the utility easements.

1.1.5 Add existing residential streets to the vicinity map.

1.1.6 Provide a pedestrian way easement in Block 4.

1.1.7 Change all references from "Edenton North - Phase II" to "Edenton North 6th Addition" in accordance with plat naming standards.

1.1.8 Relocate the "South" label in "South 77th Street" so that it is north of Glynoaks Drive. This will aid in assigning addresses.

1.1.9 Revise Note 22 so that the easement location will be determined at the time of the final plat.

1.1.10 Remove the lots and use tables. The data required with a preliminary plat are: number of lots, number of outlots, number of blocks, and purpose of outlots.

2. The City Council approves associated request:

2.1 A modification to the requirements of the land subdivision ordinance to permit lots which do not intersect the street at 90 degree angles, block length along Antelope Creek, and to allow the location of the pedestrian way easement to be determined at the time of final plats.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:

- 3.1 Streets, sidewalks, public water distribution system, public wastewater collection system, drainage facilities, ornamental street lights, landscape screens, street trees, temporary turnarounds and barricades, street name signs, and permanent survey monuments have been completed or the subdivider has submitted a bond or an approved escrow of security agreement to guarantee their completion.
- 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
 - 3.2.2 To complete the private improvements shown on the preliminary plat.
 - 3.2.3 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
 - 3.2.4 To submit to the lot buyers and homebuilders a copy of the soil analysis.
 - 3.2.5 To pay all improvement costs.
 - 3.2.6 To comply with the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
 - 3.2.7 To inform all purchasers and users that the land is located within the 100 year floodplain and that the grading of the lots and outlots shall be in conformance with the grading plan approved with the preliminary plat or as amended by the Director of Planning. The volume of fill material brought into each lot and outlot from outside the floodplain shall not exceed that shown on the approved grading plan accompanying the preliminary plat.
 - 3.2.8 To continuously and regularly maintain street trees.

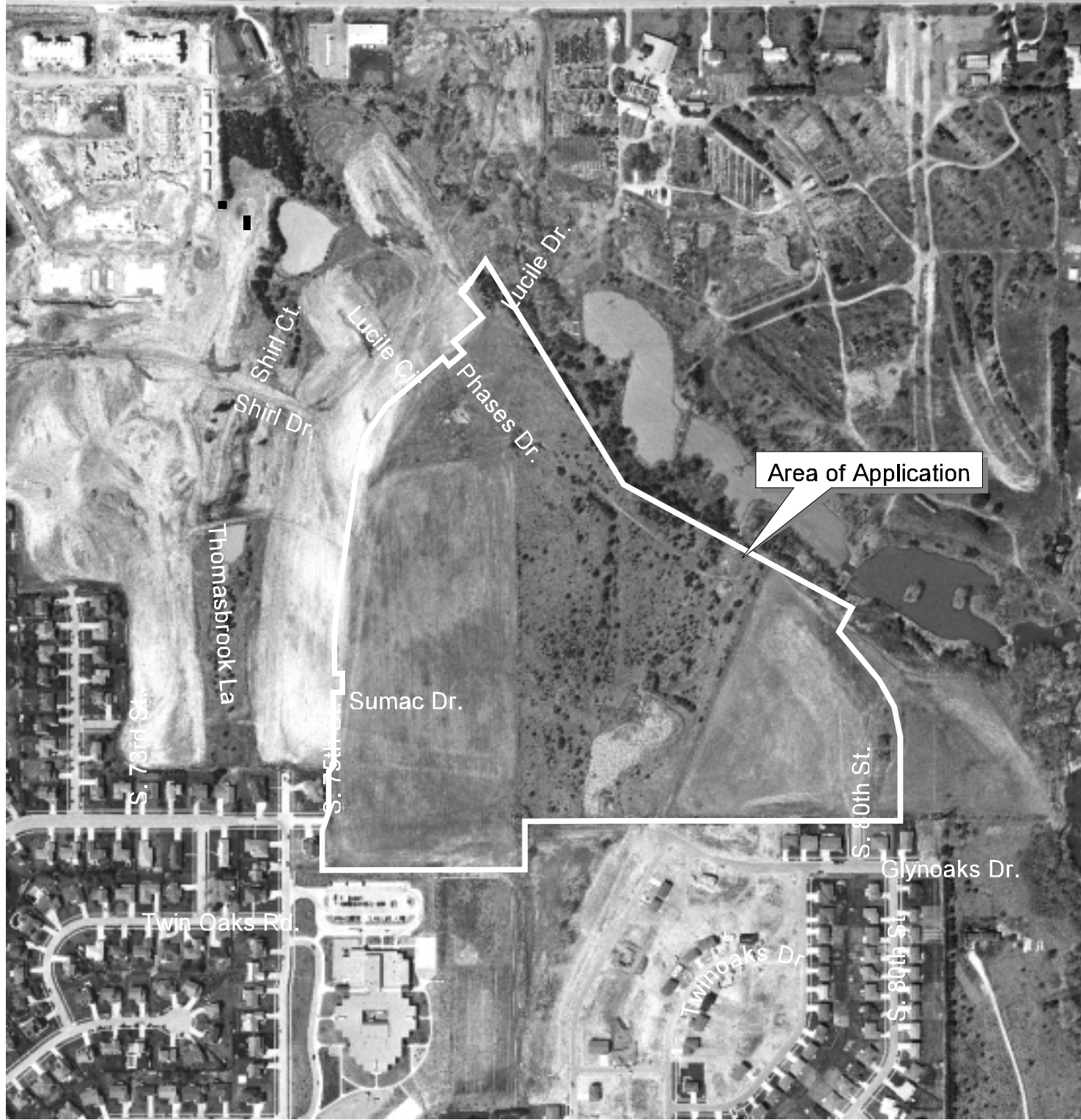
3.2.9 To perpetually maintain the sidewalks in the pedestrian way easements at their own cost and expense.

3.2.10 To comply with the Lower Platte South Natural Resources District Notice of Intent approval process.

Prepared by:

Jason Reynolds
Planner

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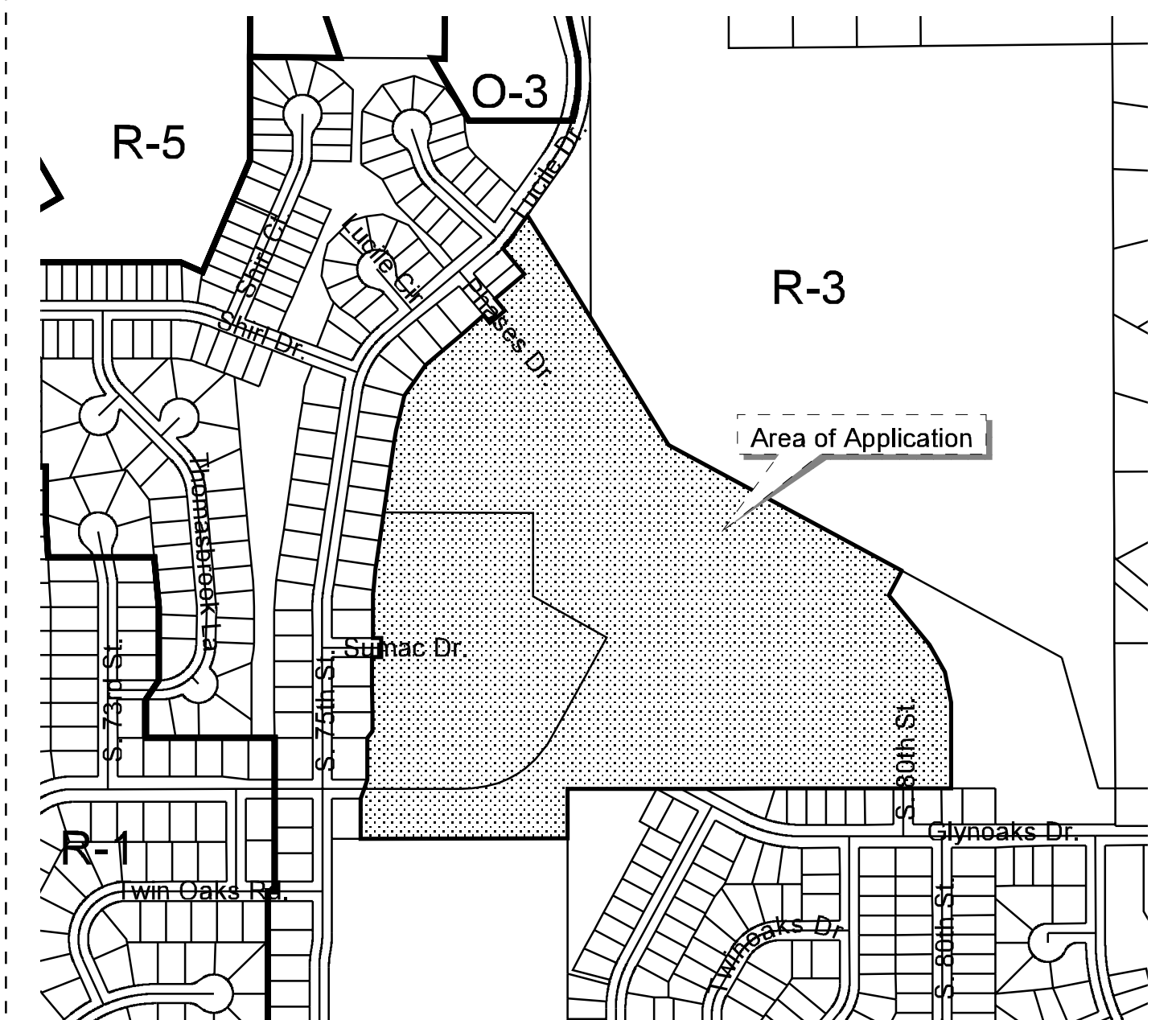


Preliminary Plat #01019
Edenton North 6th Add.
S. 76th & Shirl Dr.



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

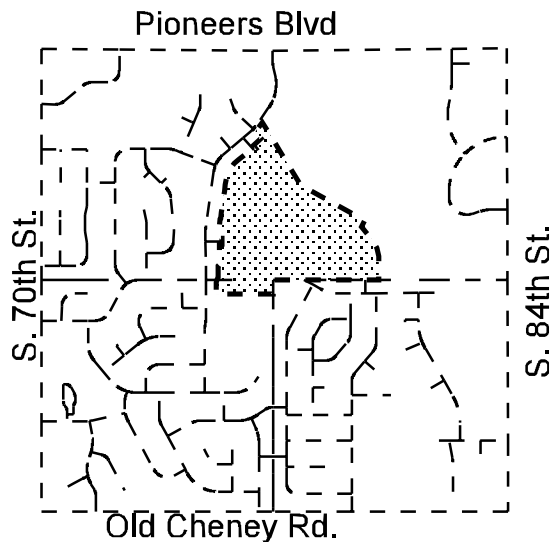
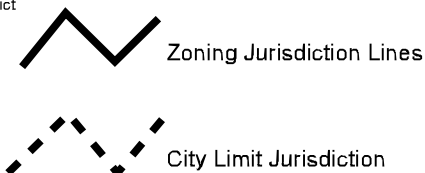


Preliminary Plat #01019
Edenton North 6th Add.
S. 76th & Shirl Dr.

Zoning:

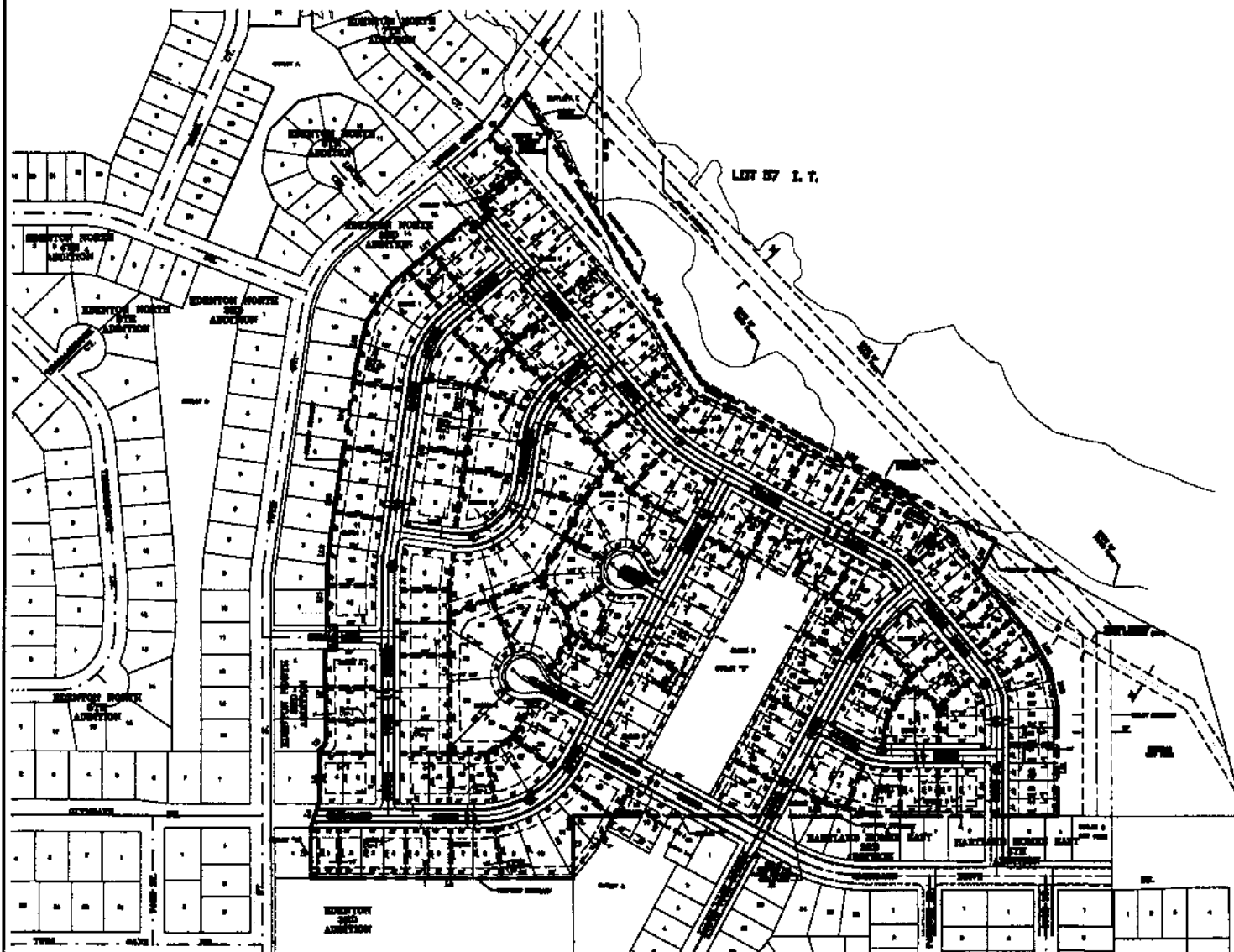
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 10 T9N R7E



LITERATURE	
_____	REPEATED UPPER BODY
_____	PERFORMED UPPER BODY
_____	REPEATED CROUCHING BENCH
_____	PERFORMED CROUCHING BENCH
_____	SHOULDER GIRDLE APPRAISE
_____	FILE ATTACHED
_____	SHIRT TIGHT

_____	Appointed
_____	Appointed NAME
_____	CONDUCTED CONDUCTED



LINE TABLE		
LINE	LENGTH	BEARING
1	54.84	N 87° 32' E
1E	447.37	S 89° 24' 15" E
13	261.68	N 87° 32' E
14	21.25	N 87° 32' E
15	134.44	N 87° 32' E
16	8.35	N 87° 32' E
17	22.44	N 87° 32' E
18	20.68	N 87° 32' E
19	42.68	N 87° 49' E
110	21.65	S 87° 32' W
111	229.50	N 87° 32' E
112	86.32	N 87° 32' E
113	28.35	N 87° 32' E
114	284.47	N 87° 32' E
115	111.87	N 87° 49' E
116	111.87	N 87° 32' E
117	235.95	N 87° 49' E
118	85.54	S 87° 49' E
119	161.85	N 87° 49' E
120	47.25	N 87° 49' E
121	188.87	N 87° 32' E
122	204.79	N 87° 32' E
123	74.25	N 87° 32' E
124	277.88	S 87° 32' E
125	21.25	S 87° 32' E
126	80.25	S 87° 32' E
127	80.25	S 87° 32' E
128	91.25	S 87° 32' E
129	57.44	S 87° 32' E
130	57.44	N 87° 32' E
131	558.90	N 87° 32' E
132	101.50	S 87° 32' E

2042 1st-1997

BOUNDARY CURVE DATA

CENTERLINE CURVE DATA

1. The first step in the process of a cell dividing is the replication of DNA. This process is called DNA replication.
2. The second step is the condensation of the DNA into chromosomes. This process is called chromatin condensation.
3. The third step is the alignment of the chromosomes at the metaphase plate. This process is called metaphase.
4. The fourth step is the separation of the sister chromatids. This process is called anaphase.
5. The fifth step is the movement of the chromosomes to opposite poles of the cell. This process is called telophase.
6. The sixth step is the formation of two new daughter cells. This process is called cytokinesis.
7. The seventh step is the completion of the cell cycle. This process is called mitosis.
8. The eighth step is the return of the cell to its resting state. This process is called interphase.
9. The ninth step is the beginning of the next cell cycle. This process is called the start of mitosis.
10. The tenth step is the end of the cell cycle. This process is called the end of mitosis.

EDC
CONSULTING

[illegible]

Preliminary Plan
on North-Phase II
SITE PLAN

		Edentata	
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SHEET
2 OF 11



630 North Cotner Blvd., Suite 105
Lincoln, Nebraska 68505

January 11, 2002

Jason Reynolds
Planning Department
County-City Building
555 South 10th Street
Lincoln, NE 68508

RE: Edenton North Phase II
Preliminary Plat #01019, Re-submittal
EDC Job # 01-014

Dear Jason:

Enclosed, please find the following documents for the above-mentioned project. This is a re-submittal of the Preliminary Plat for Edenton North Phase II.

1. 14 copies of the Site Plan (Sheet 2 of 11)
2. 6 copies of the complete set of Edenton North Phase II. (Sheets 1 - 11)

We are requesting the following waivers to the design standards:

1. A waiver to allow an exception to the block length requirement where a drainage way or other barrier forms one boundary of the block is hereby requested for Phares Drive.
2. A waiver to allow side lot lines not to be perpendicular to the street on Lots 19, 20, 25, 26, 28, 29, 34, and 35, Block 4 is hereby requested.
3. A waiver of a pedestrian way easement for Block 4 is hereby requested.
4. A waiver of the offset placement for the pedestrian way easement across Outlot 'D' is hereby requested until the time of construction.

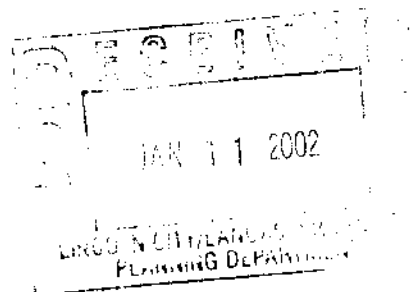
Please contact me if you have any questions or require additional information.

Sincerely,

Robert L. Dean
Principal


RLD/kle

Enclosures



Memorandum

JAN 18 2002

To: Jason Reynolds, Planning
From:  Dennis Bartels
Subject: Edenton North 6th Addition
Date: January 17, 2002
cc: Roger Figard
Nicole Fleck-Tooze
Virendra Singh

Engineering Services has reviewed Edenton North 6th Addition revised preliminary plat located south of Antelope Creek west of 80th Street and has the following comments:

1. Water - The water main in Glynoaks Drive needs to be shown as 12" in size. This has not been changed per the previous review. I note it has been revised west to 77th, but not west to the west limits of the plat.
2. Sanitary Sewer - The proposed sanitary sewer system is satisfactory.
3. Drainage and Grading - No low flow liner or channel bottom protection is shown from the detention south of Glynoaks north to Phares Drive. No defined channel location is shown across Outlot B, Block 9. The approved preliminary plat south of Glynoaks required a low flow liner through the outlot in which the detention is located. Public Works does not recommend waiving this requirement. The storm water discharge across Outlot B will create a maintenance problem without grading a defined channel and construction of protection for the flow line to control the flow line elevation. This improvement is required by design standards unless documentation is provided showing it is unnecessary.

The storm sewer shown in Outlot D does not work with the grades. The location of the pipe does not meet the outlet ditch shown on the adjacent property. If the 36" pipe is built with the required cover, the flow line will be below existing grades. The realignment I anticipate being required may require realignment of Lots 24 and 25, Block 6 and Outlot D.

Pipe sizes shown in the detention calculation, drainage calculations and utility plan are needed in agreement with each other. Assumed pipe sizes need to be shown on the plans and in the calculations so final plat surety amounts can be accurately calculated.

Easements need to be shown for public storm sewers outside public rights-of-way. Blanket easements are not acceptable.

4. Sidewalks - There is not a pedestrian easement shown between Lots 24 and 25 in Outlot D as stated in the letter. There is an easement shown between Lots 28 and 29. In reviewing the grading plan, it appears that a pedestrian easement does not work in either location without revisions to the grading plan.
5. General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system and public storm sewer system has been reviewed to determine if the sizing and general method of providing service is satisfactory. Design consideration including, but not limited to, location of water main bends around curved and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connecting storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF02009**

Address

Job Description: **EDENTON NORTH PHASE II**

Location: **EDENTON NORTH PHASE II**

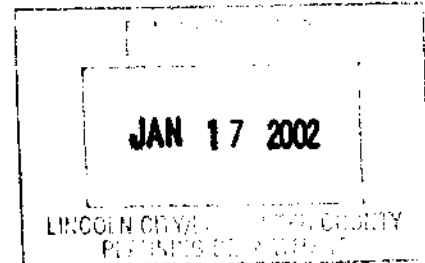
Special Permit: **N**

Preliminary Plat: **Y 01019**

Use Permit: **N**

CUP/PUD: **N**

Requested By: **JASON**



Status of Review: **Approved**

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

Memo



To: Jason Reynolds, Planning Department
From: Mark Canney, Parks & Recreation *MC*
Date: January 30, 2002
Re: Edenton North Phase II (a.k.a. Edenton North 6th)

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. Please provide a grading plan for review.
2. Grading plan should reflect trail platform in area labeled as "Outlot D", occurring in concurrence with grading of the lots.
3. All lots with frontage in excess of 100' require two street trees. Examples include but are not limited to Lot 5, Block 2 and Lot 1 of Block 2.
4. Parks and Recreation would consider acquiring Lot 41, Block 6, in exchange for another area to provide park frontage on S. 80th Street.
5. Willing to consider dedication of extreme SE portion of "Outlot D" to be included as part of park donation.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.



JAN 31 2002

LOWER PLATTE SOUTH
NATURAL RESOURCES DISTRICT



3125 Portia St., Box 83581, Lincoln NE 68501-3581
(402) 476-2729 • FAX (402) 476-6454
www.lpsnrd.org

Memorandum

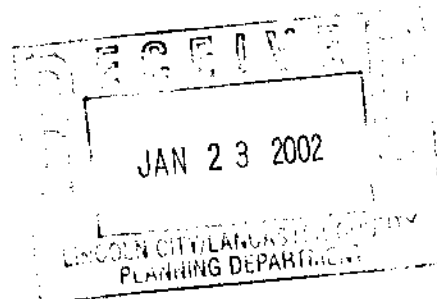
Date: January 23, 2002
To: Jason Reynolds, Planning Dept.
From: J.B. Dixon, Stormwater Specialist, Lower Platte South Natural Resources District
Subject: Edenton North Phase II (Edenton North 6th Addition) PP #01019

We have reviewed the Preliminary Plat of the project above. The developer will need to submit a Written Notice of Intent and Stormwater Pollution Prevention Plan to our office for review and approval prior to issuance of a Building Permit. We look forward to working with the developer and design engineer through this NOI approval process.

If you have any questions, feel free to call.

JBD/jbd

pc: file





INTER-DEPARTMENT COMMUNICATION

DATE January 24, 2002

TO Jason Reynolds, City Planning

FROM Sharon Theobald
(Ext. 7640)

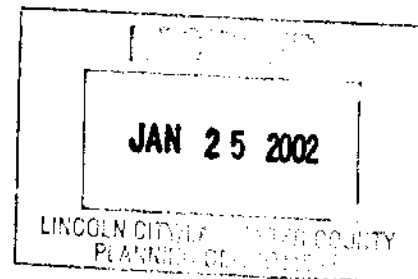
SUBJECT DEDICATED EASEMENTS
DN #48S-77E

Attached is the Resubmitted Preliminary Plat for Edenton North - Phase II.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require blanket utility easements, over the outlots, as noted.

Sharon Theobald



ST/ss
Attachment
c: Terry Wiebke
Easement File